

ECONOMIC DEVELOPMENT COMMITTEE

MONTHLY REPORT 6/23/2022



Economic & Community Development Agency

Presented by Barbi Brewer-Watson, Executive Director



BOUNCE BACK BUSINESS

\$204,436.92

66

*Applications
Completed &
Awarded*

1

*Applications in
Process*

*Funds Have been
Expended.*

*New Applications
not accepted at
this time*

New Business Licenses

FY 2022-23



- *Knack Brewing & Fermentations*
- *Mantarian & Co (HB)*
- *Goodman Exteriors LLC (HB)*
- *Allure Beauty Salon*
- *Sit & Scent Candle Bar*
- *Envy Beauty Bar*
- *TMP Water Conditioning*
- *T's Fam Food and Tobacco*
- *Tires Express Shop*
- *J & JSW Construction Company, LLC.*
- *Smithson Bancorp*
- *Kankakee County Visitors' Bureau*
- *Umo Smokes*
- *TB Construction (HB)*
- *Chicago Central District Church Of The Nazarene*

ECONOMIC DEVELOPMENT NAVIGATOR WORK

FY 2022-23



- 435 Banquets Inc.
- Tacos Guadalajara
- GB Mobile Auto Glass & Window Tinting
- Martinez Tacos
- Tires Express Shop
- Yogurtland Franchise Inquiry
- Lori's
- M-Four HVAC Service
- Tamales & More Delicious Foods
- LED Of The World
- Joe Mantarian Photography
- La Vaquita Inquiry
- JM Construction K3 Corp.
- J & JSW Construction Company, LLC.
- 5th Avenue Car Wash Inquiry
- Home-Based "Spa" Inquiry
- Mexican Restaurant On Station Street Inquiry
- 161 W. Court St. Inquiry
- 310 E. Station St. (Herbal Life) Inquiry
- MC Body Repair
- Ranisha Bounce House Rentals
- Smithson Bancorp
- Kankakee County Visitors' Bureau
- Umo Smokes
- TB Construction
- Chicago Central District Church Of The Nazarene
- Grease Monkey
- Proposed Food Business Inquiry



RETENTION REPORT

NLC CIE COMMITMENT

Committing for a second year to NLC's City Innovations Ecosystem. Kankakee is committing to reform Hispanic Business engagement. Consulting agency is Prospera.

www.prospera.org

PANDEMIC RESPONSE SURVEY

ECDA visits businesses with brief survey to obtain pandemic's impacts and what is needed for continued pandemic recovery.

EASTSIDE SPECIAL SERVICE #5

Preliminary work is being done to re-establish a non-profit organization to manage the East Court St. Special Service #5. This NPO would behave similarly to the downtown Kankakee Development Corporation for Special Service Area #1



ATTRACTION REPORT

BUSINESS INCUBATOR COMMITTEE

Regular meetings continue (3/15/22 last meeting) for the development of the Business Incubator. Sub-committees meetings are focusing on: Planning & Events, BIPOC Outreach, Facilities Management & Finance.

MARKETING/WEBSITE

Finishing touches being made to the developer prospectus. A "For Businesses" page is being developed for the city webpage.

DEVELOPMENT INQUIRIES

Since March 2022 report 13 new inquiries:

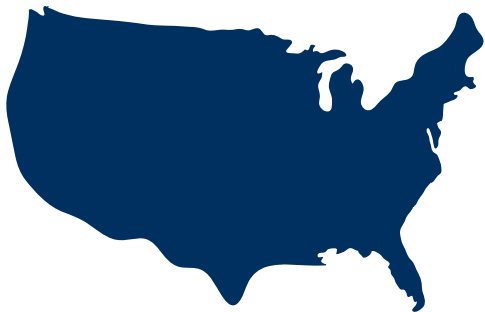
- 1 - Riverstone - Quick-Service Food
- 3 - East Court - Food, Pet Grooming & Construction
- 5 - Downtown - Retail & Salon
- 1 - Riverfront - Retail
- 3 - City-wide - Home-Based, Trade Apprenticeship & Lounge



UNEMPLOYMENT DATA

April/May '22

<https://ides.illinois.gov/resources/labor-market-information/laus/current-monthly-unemployment-rates.html>



3.6%



4.6%



6.1%



8.7%

Priority projects include:

- *Updating database.*
- *New marketing campaign and office space begins in summer 22.*

Board of Director meetings are the 3rd Wednesday of each month at 4pm and are held in the Economic Alliance of Kankakee County board room.

Executive Committee meetings are the 2nd Wednesday of each month at 9:30am and are held in the CVB board room.



**CVB City Representative
Alderman Dave Baron**

Kankakee Riverfront Society Priority projects include:

- *Creating donor materials to begin fundraising*
- *Creating and Building a website*
- *Ambassador working on event schedule*
- *Currents swag is for sale*
- *Hosted public meetings on final design in Feb.*

Board of Director meetings are the 2nd Tuesday of each month at 11am and are held at different locations throughout Kankakee.

Executive Committee meetings are the 2nd Wednesday of each month at 9:30am and are held in the CVB board room.



**KRS City Representative
Alderman Mike Cobbs**

2021 Q4 REPORT

Priorities:

- Workforce - Unemployment
- Housing
 - Lengthy discussion on incentivizing new construction in the region.
- State Back 2 Business Recovery Grant - 12 Kankakee Businesses Awarded total - \$300k
- 2022 Q2 Meeting & Report 04/14 7:30AM

To read more click on the link below.

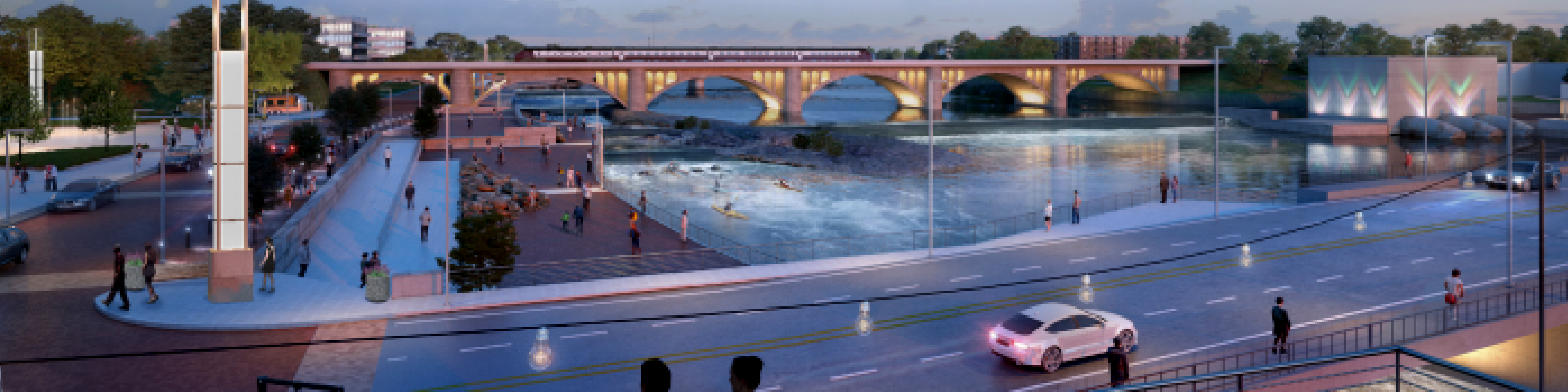
<https://www.kankakeecountyed.org/wp-content/uploads/Q3-2021-EAKC-Board-Report.pdf>



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**IF WE LEARN ANYTHING
FROM THE HISTORY OF
ECONOMIC DEVELOPMENT,
IT IS THAT CULTURE MAKES
ALL THE DIFFERENCE**

- DAVID LANDES



PROJECT UPDATES

RIVERSTONE

DEVELOPMENT ZONE

- **PROJECT ICING** - Submitting New Site Plan - Break Ground projected 2022 Q3
- **CRESCO LAB EXPANSION** - Parking lot
- 4 parcels purchased by an investor; still waiting to hear plans
- **PROJECT VENTURE** - New inquiry for multi-parcel travel center & retail. In contract negotiation for parcels.





EAST COURT STREET

DEVELOPMENT ZONE

- **RICKY ROCKETS** - Construction has begun
- **GT EXRESS** - acquisition & planning; encouraged hotel feasibility study
- **MEGA GREENSOLUTIONS** - pre-design and engineering for rehab
- **AMAR MARKET**- engineering review
- **RFP** - 1225 E. Court St. needs final review and launch date
- **HOBBIE AVE** - Utility work has begun



SHOPPES OF MEADOWVIEW

DEVELOPMENT ZONE

- *The Shoppes of Meadowview are currently listed with Marcus & Millichap see listing at <https://www.marcusmillichap.com/properties/74222/the-shoppes-at-meadowview-value-add-opportunity>*
- *Listing Under Contract - Potential Buyer Unknown*



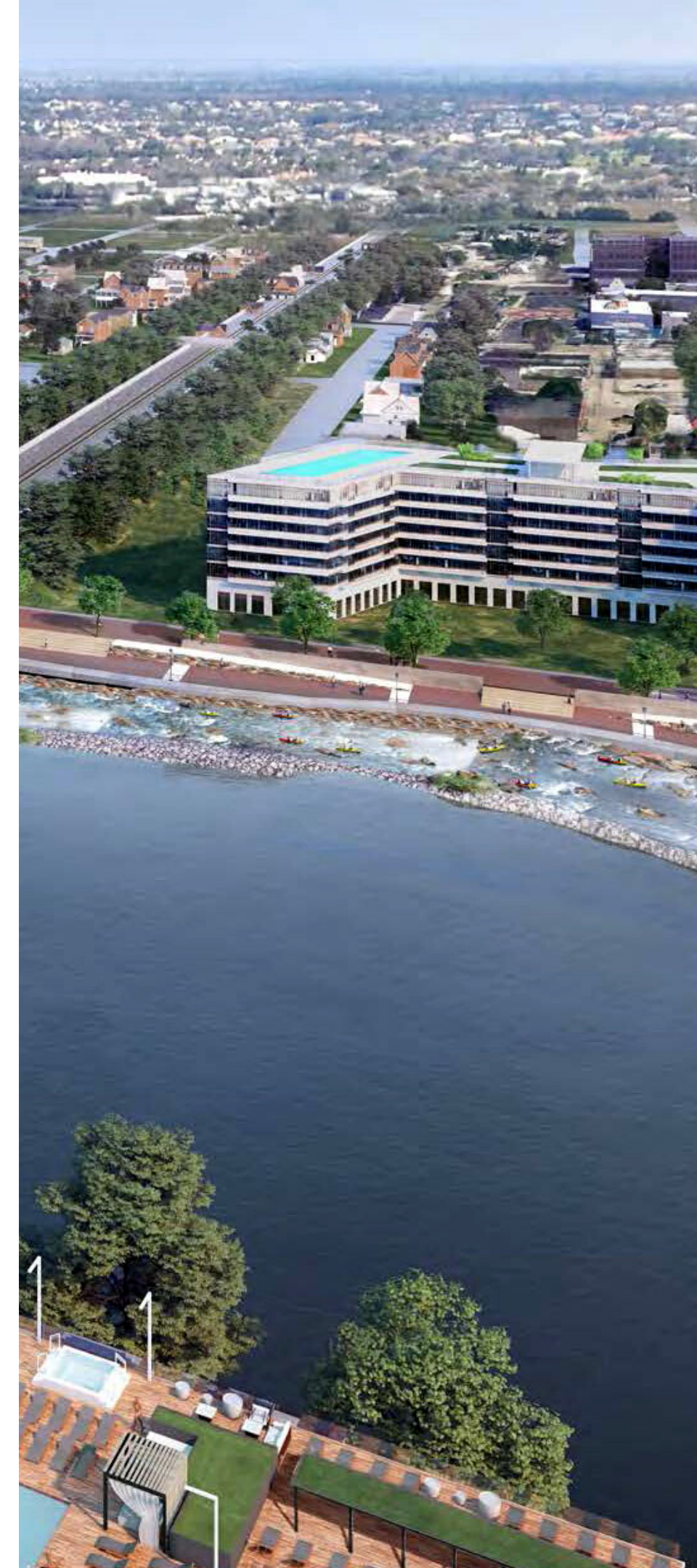
WEST COURT STREET DEVELOPMENT ZONE

- SMARTWASH - opened 1/8/22

RIVERFRONT DEVELOPMENT ZONE



- **EAST RIVERWALK** - Designs Completed by Summer '22 then permitting
- **CLOCKTOWER** - RDA in negotiations
- **WEST RIVERWALK** - Property Acquisition Phase
- **KNACK BREWERY & FERMENTATIONS** - Opened 4/23
- **545 S. WASHINGTON** - rehabbing building
- **555 S. WEST** - new owners & early planning stages for rehab
- **PROJECT VATICAN** - Site plan review



DOWNTOWN DEVELOPMENT ZONE



- **PROJECT CATALYST** - beginning demo work; applied for IL DCEO grant to assist with construction costs
- **CM BEAUTY**- site review completed. beginning rehab Summer '22
- **RIVER VALLEY METRO** - construction continues, opening Summer '22
- **PROJECT ENGINE**- Financing secured; construction set to begin
- **239 E. COURT**- undergoing rehab, opening new restaurant Spring '22
- **S. Schuyler Streetscape** - In progress, Completion Fall '22
- **N. Schuyler Streetscape** - Construction to begin in July '22

BUILDING, PLANNING & COMPLIANCE COMMITTEE

PRIORITY COMMERCIAL PROPERTIES

- **JAFFE DRUG on Court**
- **RIVERSTONE CONVENTION CENTER**
- **SOUTHWEST corner of Court St. & Schuyler Ave.**
- **BOWLING ALLEY on Court**
- **400 N Block of 5th Ave**
- **816 S. Schuyler Ave.**

ECDA: 2022 ED STRATEGIC WORK

RECOVERY

- Bounce Back
- Connections to Resources
- Provide Education

IMPROVE

- Consistent Retention Visits
- Consistent Attraction Efforts
- Survey
- Property Management

REFINE

- Marketing Materials
- Messaging platforms and styles
- Brand Management

OPTIMIZE

- Time Management
- Reporting Meaningful data
- Use of interns

TRAIN

- Attend virtual conferences
- Apply for training opportunities
- Obtain industry certifications

KEEP IN MIND



AGING and OBSOLETE
Infrastructure



RACIAL and ECONOMIC
Disparities



SWIFTLY CHANGING
Technology



MOBILITY



DIVERSE and AGING
Population